

ELEMENT 1

HOUSING

9J-5.010 Reference

Availability of Housing Resources

- (3)(a) **Goal 1 To encourage and promote the availability of adequate and affordable housing resources for all Sumter County residents.**
- (3)(b)1 **Objective 1.1.1 Sumter County shall pursue and apply for State and Federal**
(3)(b)2 **funding programs to provide housing for low and moderate income families to**
 eliminate substandard housing conditions; for structural and aesthetic improvements
 to existing housing; and for the conservation and rehabilitation of housing stock.
- (3)(c)7 Policy 1.1.1.1 The County shall apply for those housing programs which will aid in
 conserving, rehabilitating and improving the existing substandard housing stock as
 identified in this housing element.
- (3)(b)1 **Objective 1.1.2 Sumter County shall allow for siting of housing for special needs**
(3)(b)4 **including rural and farm worker housing as well as sites for group homes, foster care**
 facilities, and very low, low, and moderate income families
- (3)(c)3 Policy 1.1.2.1 Sumter County shall provide for the siting of housing for special
(3)(c)5 needs, including rural and farm worker housing as well as sites for group homes, foster
 care facilities, and very low, low, and moderate income families. The siting of the special
 needs housing, group homes and foster care facilities, and low and moderate income
 families shall be in accordance with
 a. Sumter County housing codes and other pertinent ordinances.
 b. The Future Land Use Plan and map.
 c. All other provisions of the comprehensive plan as well as all other applicable
 land development ordinances.
- (3)(c)11 Policy 1.1.2.2 The County shall ensure that sufficient sites are available to meet the
 affordable housing needs of the forecast population through 2010. The primary means of
 ensuring the availability of sufficient sites is through designation of sufficient residential
 land at a variety of density ranges on the Future Land Use Map.
- (3)(b)3 Policy 1.1.2.3 The County shall ensure that sufficient sites are available to meet the needs
 through 2010 for housing by very low, low, and moderate income households. The
 primary means of ensuring the availability of sufficient sites is through designation of
 sufficient residential land at a variety of density ranges on the Future Land Use Map. The
 designation of residential land on the FLUM will also include categories that provide
 adequate sites for manufactured and mobile homes.
- (3)(c)6 Policy 1.1.2.4. The County shall ensure that sites are available for group homes and
 foster homes consistent with the provisions of chapter 419, Florida Statutes. This policy
 shall be implemented in part through providing land use categories on the FLUM that
 include group homes and foster care facilities. This policy shall also be implemented in
 part through including appropriate land development regulations for the siting of group
 homes and foster care facilities consistent with Chapter 419, F.S.
- Policy 1.1.2.5. The County recognizes the importance of community residential
 alternatives to institutionalization for citizens with special needs. It is the county's policy

that discrimination not occur in the provision of housing and that residential alternatives be allowed and encouraged to meet those needs. The Housing Advisory Board shall be the primary means of implementing this policy.

Policy 1.1.2.6. The County shall ensure that infrastructure and other necessary public facilities provided by the county are available when needed to support the provision of adequate housing. The primary means of implementing this policy shall be through the comprehensive plan provisions for infrastructure and necessary public facilities, through the capital improvements element, and through ensuring that concurrency provisions are fully implemented.

- (3)(c)10 Policy 1.1.2.7. Sumter County shall continue to coordinate with municipalities within the county to ensure the availability of affordable housing throughout the county.

Objective 1.1.3 The County Housing Advisory Board shall continue providing information to members of the private sector housing delivery process and of the County's Fair Housing Ordinance and its provisions. The County Housing Advisory Board shall act as the information medium between the County and the private sector for education about the provisions of the Fair Housing Ordinance. These will be on-going information programs designed to keep the private sector abreast of the provisions of the Fair Housing Ordinance. The program shall be recommended by the County Housing Advisory Board to Sumter County.

- (3)(c)3 Policy 1.1.3.1 The County shall retain in its land development regulations and other pertinent ordinances, all applicable provisions of the Fair Housing Ordinance.

Housing Codes and Procedures

- (3)(a) **Goal 2 Provide for the improvement of substandard dwelling conditions in Sumter County through appropriate programs and through the streamlining of the housing and land development codes.**

Objective 1.2.1 The County shall periodically review and update all housing and land development codes to ensure a streamlined land development review and approval process.

- (3)(c)2 Policy 1.2.1.1 Sumter County shall periodically review and, as needed, improve the administration and enforcement of building and developments as well as review procedures for all land development review and approval.

- (3)(b)2 **Objective 1.2.2 The County shall annually review State and Federal housing programs to determine appropriate programs for utilization in improving housing conditions in the County.**
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- (3)(c)4 Policy 1.2.2.1 The County shall utilize the Community Development Block Grant Program and other funded programs to help improve substandard dwelling conditions.
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Housing Implementation Programs

- (3)(a) **Goal 3 To encourage and support an effective ongoing housing implementation program.**

- (3)(c)1 **Objective 1.3.1 The County shall retain a countywide Housing Advisory Board.**
Policy 1.3.1.1 The County shall, through its staff and the countywide Housing Advisory Board, establish linkages with the profit and non-profit sections of the

community. The County shall invite key members from those sectors to participate as ex-officio members on the county wide Housing Advisory Board. In cooperation with these private and non-profit members, the staff or the Housing Advisory Board shall coordinate current Housing programs and involve these key groups in the implementation of future housing programs.

(3)(c)1 Policy 1.3.1.2 The Housing Advisory Board shall recommend to the County those areas where specific emphasis should be placed on eliminating blighted conditions.

(3)(c)1 Policy 1.3.1.3 The Housing Advisory Board shall recommend to the County a coordinated housing assistance plan that defines the specific steps to be taken in meeting the County's housing needs through 2010.

(3)(b)6 **Objective 1.3.2 Sumter County shall retain a Housing Relocation Program for relocation to temporary housing when the need stems from a public housing action program.**

(3)(c)4 Policy 1.3.2.1 Sumter County's relocation program shall consist of the provision of temporary relocation housing or providing the displaced homeowner with temporary rent funds equivalent to fair market rent values in the Sumter County area.
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Objective 1.3.3 Sumter County shall stabilize and maintain existing and future neighborhoods. This objective shall be implemented through the policies of this plan and the adoption of the Southern Standard Building Code, or other building codes as mandated by the State, to insure quality housing and stabilization of neighborhoods.

(3)(c)3 Policy 1.3.3.1 Those policies in the Future Land Use plan element which deal with maintaining the suitability and integrity of neighborhood land uses are hereby referenced as standards and criteria by which the above objective can be implemented. These Future Land Use policies are 7.1.6.1 – 7.1.6.5, 7.1.2.5, 7.1.2.6, & 7.1.4.3.

(3)(c)3 Policy 1.3.3.2 Those objectives and policies in the Future Land Use element which pertain to reduction and/or elimination of non-conforming uses are hereby referenced as standards and criteria to accomplish the above-referenced objective. These objectives and policies are. Objective 7.1.7, and policy 7.1.7.1 – 7.1.7.4.

(3)(c)3 Policy 1.3.3.3 Sumter County shall adopt and be governed by the provisions of the Southern Standard Building Code, or other building codes as mandated by the State.

(3)(b)2 **Objective 1.3.4 Sumter County shall continue to pursue programs to guide the efforts to conserve and rehabilitate Sumter County's housing stock.**
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(3)(c)1 Policy 1.3.4.1 Sumter County shall pursue and continue to apply for state and federal grant programs designed to enable the County to conserve and rehabilitate the existing housing stock. If grant program(s) cannot be obtained or renewed, the County shall work through the Housing Advisory Board to begin establishing a volunteer citizen effort for rehabilitating substandard housing stock.
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(3)(b)7 **Objective 1.3.5 Sumter County will, working through the policy below, support the efforts of the private sector for providing adequate and affordable housing for the existing and anticipated population.**

(3)(c)1 Policy 1.3.5.1 Sumter County will work through the Housing Advisory Board and support the private sector for providing low and moderate income housing. Sumter
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- (3)(c)5 County will support the private sector in providing very low, low, and moderate income housing by utilizing the following principles and criteria
- a. The provision of a density bonus system for those land development projects that have very low, low, and moderate income housing as a part of the overall housing in the development (see Future Land Use Element Policies 7.1.5.4.).
 - b. Provide for mobile and manufactured homes in residential areas as long as the location of the mobile home is consistent with the Future Land Use Plan and map, comprehensive plan and the local design and housing codes.
 - c. Housing for rural and farm worker households is currently being met. Estimates are that future needs will continue to be met by available housing in and around the cities and on or near farms.
 - d. Work through the countywide Housing Advisory Board to provide better communication to the private sector about needs for low and moderate income housing.

Historic Structures

- (3)(a) **Goal 4 Sumter County shall preserve and protect the archaeological, historic, architectural and cultural resources of the County.**
- (3)(b)5 **Objective 1.4.1 The historically significant properties in Sumter County identified on Map I-5 of this plan element shall be updated at least every seven years when the Comprehensive Plan is updated. All historic sites shall be protected from existing and new development**
- (3)©3 Policy 1.4.1.1 Prior to issuing a development permit, Sumter County shall determine if the development site or structure is listed on the Florida Master Site File, List of Sumter County Historic Resources. If the development contains any resource(s) listed on the Master Site File, a clearance letter is required from the Division of Historic Resources prior to any development proceeding on the site. (See also Future Land Use Policy 7.1.12.1)
- Policy 1. 4.1.2 The County shall support efforts of the Division of Historic Resources or the Withlacoochee Regional Planning Council to conduct a survey and assessment of potential archaeological, historic, architectural and cultural resources in the unincorporated area of the County. (See also Future Land Use Policy 7.1.12.1)
- (3)(c)3 Policy 1.4.1.3 Residential subdivision of land involving more than 20 lots and non-residential projects of 15,000 square feet or larger must request a letter of clearance from the Division of Historical Resources to determine the possibility of Paleolithic and other historic sites and the need for additional surveys. Those developments that are determined to potentially contain archaeological or historic sites must perform site surveys to determine if actual resources exist and the potential impact to these resources. Regional resources must be protected pursuant to the responsibilities of the Division of Historical Resources under Chapter 267.061 F.S. (See also Future Land Use Element, Policy 7.1.12.3)
- (3)(c)3 Policy 1.4.1.4 Sumter County shall provide information and program assistance to property owners of historically significant housing. The County shall provide technical assistance to these property owners so that they may apply for state and federal programs.